

ROOT-MOORE GARDEN ESTATES SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 2 lot, 34.3 ± acres subdivision which is located on the North side of River Forest Road, ¼ mile ± West of its East terminus, extending East and North to Perch Creek and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two lots of record.

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways and would conform with the surrounding development patterns, thus the waiver would be appropriate.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The site is located on Perch Creek and as such the area could be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

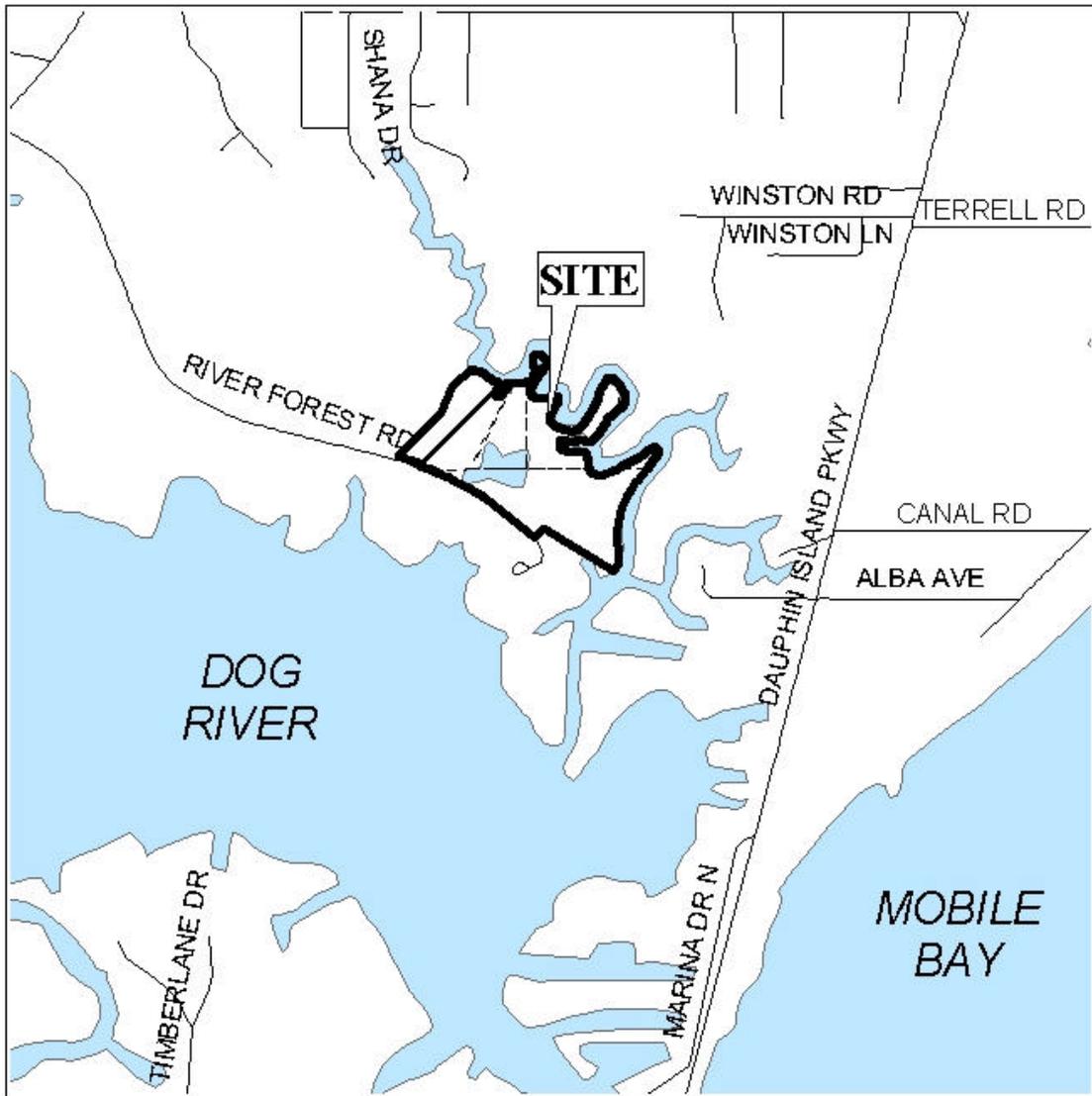
The site fronts River Forest Road and the plat illustrates that the right-of-way is variable. A standard city street requires a minimum right-of-way width of 50-feet. Therefore, the dedication of any necessary right-of-way to provide 25-feet from the centerline of River Forest Road should be required.

As illustrated on the Vicinity Map, there are three existing homes on the site; two dwellings on Lot 2 and one home on Lot 1. The site is zoned R-1, Single-Family Residential and as such only one home is allowed on a single lot; therefore, the submission of documentation to establishes these dwellings as legal nonconforming uses prior to 1967 (when the Zoning Ordinance was adopted) would be required prior to the recording of the final plat.

Additionally, it appears that one of the dwellings may encroach upon the proposed lot line. The lot line should be shifted to provide an adequate setback from all structures or the structure(s) should be removed prior to final approval.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of any necessary right-of-way to provide 25-feet from the centerline of River Forest Road; 2) the placement of the 25-foot minimum setback lines on the final plat (measured from any necessary dedication); 3) the approval of all applicable federal, state and local agencies; 4) the submission of documentation to establish the existing dwellings as legal nonconforming uses prior to 1967; and 5) that an adequate setback be provided between the new lot line and any structures prior to the recording of the final plat.

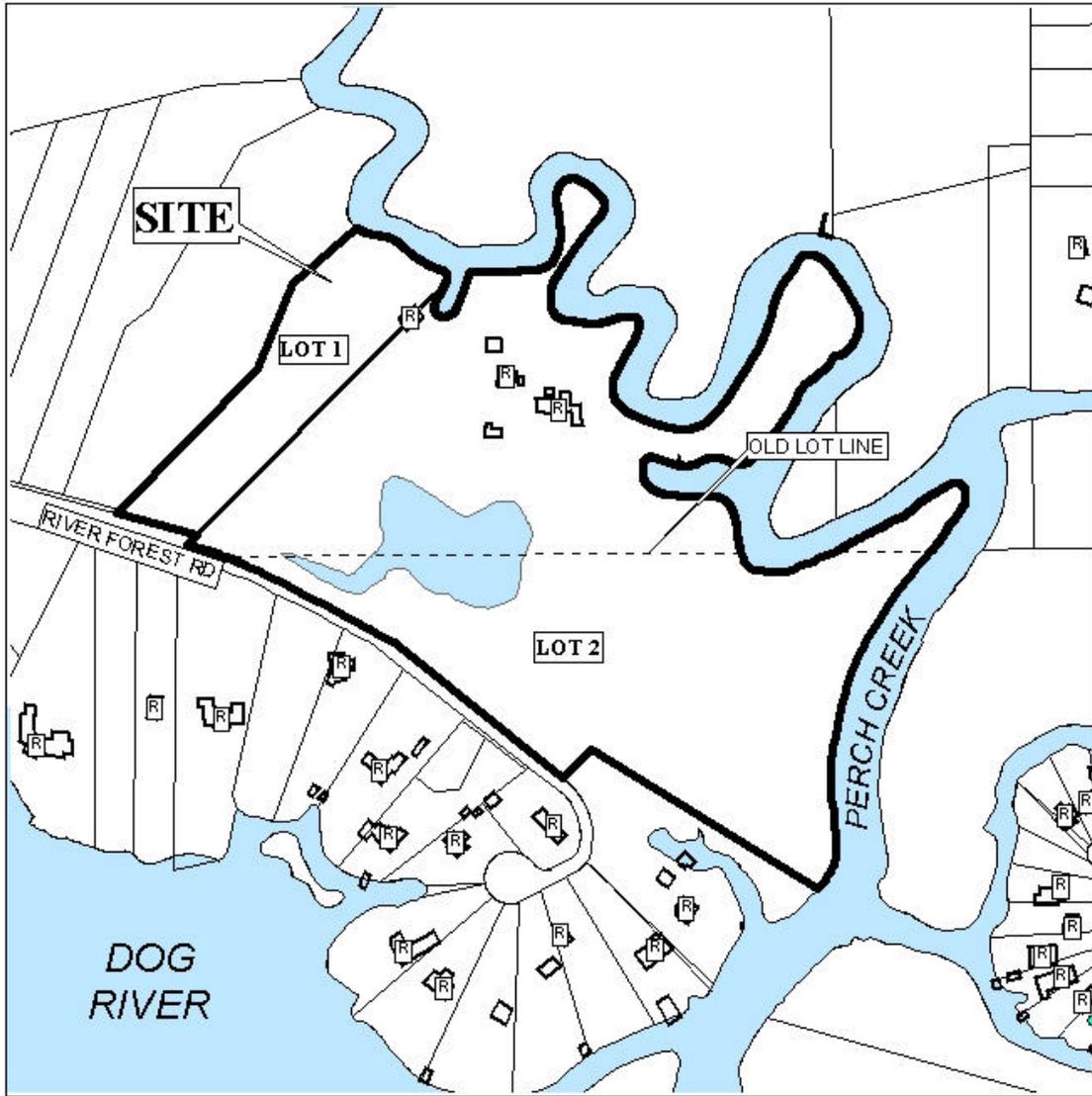
LOCATOR MAP



APPLICATION NUMBER 18 DATE June 17, 2004
APPLICANT Root-Moore Garden Estates Subdivision
REQUEST Subdivision



ROOT-MOORE GARDEN ESTATES SUBDIVISION



APPLICATION NUMBER 18 DATE June 17, 2004

LEGEND														
R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	

